

TOWN OF WALLACE
Continued meeting
August 22, 2019
6:00 p.m.

The Town Council of the Town of Wallace continued its monthly meeting on Thursday, August 22, 2019 in the Planning Office.

The following Governing Body members were present:

Mayor Charles C. Farrior, Jr.
Council Member/ Mayor Pro-Tem Warren Hepler
Council Member Frank Brinkley
Council Member Wannetta Carlton
Council Member Jeffrey Carter
Council Member Jason Wells

The following Governing Body members were absent:
NONE

Also present were:

Ralph Clark, Interim Town Manager	Anna Heath, Town Attorney
Jackie Nicholson, Town Clerk	Rod Fritz, Planning Director
Larry Bergman	

Mayor Charley Farrior reconvened the meeting with a quorum of the governing body members present.

Council Member Jason Wells made a motion to go into closed session for a personnel matter (G.S.143-318.11(a)(6)). The motion was seconded by Council Member Warren Hepler and approved by unanimous vote.

Closed Session Interview of Town Manager Candidate

The candidate was interviewed regarding things such as the Town's immediate and largest needs, how he would assimilate into the community, what his first thirty (30) days may look like, his thoughts on economic development and Council expectations of the manager. The candidate was also asked some personal questions regarding the background check. At the conclusion of the interview the candidate left, and the Council discussed what the next step would be.

Council Member Hepler made a motion to end the closed session That was seconded by Council Member Frank Brinkley and approved by unanimous vote.

Facilities and Other Needs Overview and Suggestions

The Council relocated to the Council Chambers where Interim Town Manager Ralph Clark made a presentation with capital improvements on Town facilities and acquisition of property.

Interim Town Manager Ralph Clark summarized the current status of the Town's facilities and future anticipated needs and proceeded to outline a plan on how that may be accomplished. Manager Clark discussed the Fire Station and Police Department, putting them in close proximity since the police telecommunicators also dispatch the Fire Department. An Administrative building for Public Services on property the Town already owns on Hwy. 117 which would help improve the streetscape and takes traffic away from the residential area. He talked about what was proposed for Boney Mill Pond and some things that have already started there. Manager Clark said that when the Fire Department and Police Department were complete the Town Hall could be renovated, including an external facelift to house Administration, Finance and Council. Manager Clark said that moving Public Services to the old Armory would be cost prohibitive and, in the end, it would still be an old building. He provided a timeline and sequence of events for these projects and recommended potential funding sources.

The Council discussed one acquisition of property and by motion of Council Member Jeff Carter and seconded by Council Member Brinkley voted unanimously to have Mayor Farrior extend an offer to purchase the property.

Mayor's Items

Mayor Farrior had the Council view some drone video of the roofline downtown. The Mayor pointed out that some of the buildings have holes in the roof. He indicated to the Council that something needs to be done to prevent these buildings from becoming dilapidated.

Mayor Farrior provided an update on the Valley Proteins expansion project.

Mayor Farrior said that a meeting was scheduled with NCDOT: Division of Aviation on August 30 to discuss the Henderson Field project.

Lease of Town Property

Planning Director Rod Fritz asked the Council to consider adopting a Resolution of Intent to Lease Property to Butch Cavanaugh for the Harvell building at Boney Mill Pond. Town Attorney Anna Heath said that it had to be advertised for thirty (30) days before approval.

Council Member Brinkley made a motion to adopt said resolution that was seconded by Council Member Carlton and approved by unanimous vote.

There being no further business to discuss. Council Member Carter made a motion to adjourn. The motion was seconded by Council Member Wells and approved by unanimous vote.

Respectfully submitted,

Charles C. Farrior, Jr., Mayor

Jacqueline Nicholson, CMC
Town Clerk

RESOLUTION OF INTENT TO LEASE PROPERTY TO BUTCH CAVENAUGH

WHEREAS, the Town Council of the Town of Wallace ("Town") has determined that the real property of the Town described below will not be needed by the Town for a term of two (2) years:

The building and 1.25 acres immediately surrounding the building located at 683 E. Southerland Street, Wallace, NC 28466.

WHEREAS, the Town Council desires to lease the real property of the Town described above; and

WHEREAS, lessee has requested to lease the above-described property for a period of two (2) years;

WHEREAS, In consideration of the lease, lessee will complete renovations on the Harvell Building located on the above-described property. The renovations will include the following:

- Installing a new slanted roof with a 2 foot rise in the front of the building and a top down to the back;
- Repaint the entire building;
- Replace all Insulation;
- Close 2 of the 4 door openings with concrete blocks and install 2 new doors in the remaining openings;
- Install new windows where necessary with interior bars;
- Install new HVAC and duct work as needed;
- Repair ceiling damage with new plywood and new ceiling joists, where structurally necessary;
- Repair soffits;
- Install a Security system, as needed;
- Install a new sign by the road that complies with Town ordinance;
- Repair rafter ends;
- Maintain landscape inside leased area;
- Designate customer parking bays with timbers and compacted gravel;
- Renovate the restroom;
- Remove rear storage overhang and replace (potentially expand for additional storage);
- Remove one (1) large pine tree; and
- Upgrade electrical systems as code requires.

WHEREAS, the Town Council intends to consider authorizing such lease at its regular meeting to be held on the 10 day of October, 2019;

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Wallace that:

1. The Town Clerk shall cause to be published at least thirty (30) days prior to October 10, 2019, a notice as required by N.C.G.S. 160A-272.

2. At its regular meeting on October 10, 2019, the Town Council intends to authorize the lease of the real property of the Town described above.

Adopted this _____ day of August, 2019.

By: _____
Charles C. Farrior, Jr., Mayor

Attest:

Jacqueline Nicholson, Town Clerk